

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 15, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gerard,  
Gibson, Harcourt, Kennedy,  
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Chief Macquinna Elementary School, Vancouver, under the direction of their teacher, Mr. Dubois.

'IN CAMERA' MEETING

The Council was informed that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy

SECONDED by Ald. Harcourt

THAT the Minutes of the Regular Council Meeting of March 8, 1977, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Kennedy

SECONDED by Ald. Bellamy

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Regular Council, March 15, 1977. . . . . 2.

UNFINISHED BUSINESS

1. Capital Grant Request from  
Y.M.C.A. for Langara Property

On November 9, 1976, Council, when considering a grant request from the Y.M.C.A. for its Langara property, passed the following motion:

"THAT Council recommend to subsequent Councils that a grant of \$333,000 to the Y.M.C.A. 'Family Y Project' at Langara, be approved, on the basis of one-third of this amount being released in each of the years 1977, 1978 and 1979, subject to construction commencing in 1977; these funds to be taken from the annual Supplementary Capital Budgets."

MOVED by Ald. Brown

THAT a grant of \$111,000 to the Y.M.C.A. Family Y Project at Langara be approved subject to construction commencing in 1977, and the funds be appropriated from the Supplementary Capital Budget.

- (carried unanimously  
and by the  
required majority)

MOVED by Ald. Puil

THAT the foregoing matter be referred to the Finance and Administration Committee for review and reconsideration with the Y.M.C.A. officials in attendance.

- LOST

(Ald. Bellamy, Brown, Gibson, Harcourt, Kennedy,  
Marzari, Rankin and the Mayor opposed)

The motion to refer having lost, the motion by Alderman Brown was put and CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

2. Development Permit Application -  
115 - 121 Keefer Street.

On January 11, 1977, Council deferred for two months, consideration of a Manager's report concerning a Development Permit Application re 115 - 121 Keefer Street. The deferral was requested by the owners' legal counsel. Council was advised that the owners are still out of the City and, therefore, a further two months deferment is requested.

MOVED by Ald. Harcourt

THAT consideration of the Development Permit Application re 115 - 121 Keefer Street, be deferred for a further two months as requested.

- CARRIED UNANIMOUSLY

Regular Council, March 15, 1977. . . . . 3.

UNFINISHED BUSINESS (Cont'd)

3. Retention of Improvements at  
3020 West 3rd Avenue.

On March 8, 1977, Council deferred for one week, consideration of a Manager's report dated March 1, 1977, on the retention of improvements at 3020 West 3rd Avenue, to permit officials to meet with a Ms. Dobrowolski to explain the implications of the proposed Kitsilano "Conversion Area Plan".

Council noted this day a report from the City Manager, dated March 11, 1977, in which the Director of Planning referred to his meeting with Ms. Dobrowolski and concluded with the following recommendation:

"THAT Council be requested to defer consideration of this matter until the proposed amendment to the Zoning and Development By-law for the Kitsilano "Conversion Area Plan" is dealt with and, in the meantime, hold off enforcement action."

The City Manager concurred in the above recommendation.

MOVED by Ald. Puil

THAT the recommendation of the Director of Planning, as contained in the City Manager's report dated March 11, 1977, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Trip to British Isles -  
June 1977, Grant Request

The Council noted a letter from the British Columbia Amateur Boxing Association requesting financial assistance in sending two athletes to England to compete against boxers in that country.

MOVED by Ald. Gibson

THAT the request of the British Columbia Amateur Boxing Association for a grant be denied.

- CARRIED UNANIMOUSLY

2. Cultural Advisory Committee

The Council noted the following letter, dated March 10, 1977 from the Mayor on the matter of a Cultural Advisory Committee:

"Cultural activities are an important part of the fabric of livability in any major city. In Vancouver cultural activities have reached a new dimension. They involve a great many people and talents. There is a large part of the population waiting to be reached. I think it is fair to say that there are real and tangible benefits which accrue to the total community through the encouragement of the arts and cultural activities. What is needed now, in my opinion, is the development of a policy for the encouragement of the arts, a policy relating to the funding of the arts by both private and public sectors of the community and a policy to define the proper role of the city government.

Cont'd.....

Regular Council, March 15, 1977. . . . .

4.

COMMUNICATIONS OR PETITIONS (Cont'd)

Cultural Advisory Committee (Cont'd)

I have spoken to many people about this subject and we recently held two meetings in which some thirty people from various areas of the cultural community participated. The following in brief appear to be conclusions which have a consensus.

1. Some kind of civic committee on the arts is needed. The feeling is that this committee should have input from members of City Council as well as citizens involved in the arts.
2. The committee should be structured either as -
  - a) an autonomous civic committee with members of Council also serving;
  - b) a special committee of Council with representatives of the cultural community serving as advisors and/or resource people.
3. An interim committee should be formed. Its job would be to recommend on the structure, purview and terms of reference for the permanent committee.
4. The interim committee should work under the auspices of the Mayor's Office.
5. The Social Planning Department, and Mr. Ernie Fladell in particular, should assist as co-ordinating staff along with the usual assistance from the City Clerk's Office.
6. The interim Arts Committee should be requested to report on its conclusions in a period of say, three months from the date of its inception.
7. The Mayor (or his Executive Assistant) and at least two Aldermen should be part of the interim committee. Two Aldermen should also likely continue in any permanent committee structure which is created.
8. The citizens who are appointed should have a wide experience and responsibility in the overall cultural community, that is, their involvement should not be a narrow limited one.
9. The interim committee should be comprised of about ten persons so that this would involve the appointment of eight additional persons in addition to the two Aldermen and the Mayor's representative.
10. It is felt that the establishment of a Cultural Foundation would be a good idea as a vehicle for the attraction of private and corporate funds by way of contributions.

Having in mind the above considerations, I would therefore RECOMMEND the establishment of an interim Cultural Advisory Committee along the above lines, with the Director of Social Planning being asked to recommend appointments for the consideration of Council and with the interim committee having the following terms of reference:

Cont'd....

Regular Council, March 15, 1977. . . . . 5.

COMMUNICATIONS OR PETITIONS (Cont'd)

Cultural Advisory Committee (Cont'd)

1. Consideration of an appropriate permanent structure to act as an advisory body to the Council in terms of assistance and encouragement to the Arts.
2. Consideration of terms of reference for the permanent Committee, including a general outline of what elements should be considered in the development of an overall civic policy towards the Arts.
3. Consideration of ways and means by which the Arts can be financially assisted on some rational and consistent basis.
4. Consideration of ways and means of generating funds from private sources, having in mind that government grants can only provide limited funding.
5. Consideration of ways and means by which the Arts can be brought closer to the many disadvantaged people in our community and how opportunities can be afforded them for participation.
6. The Committee to provide an interim report for consideration by Council in three months from the date of its inception."

MOVED by Ald. Marzari

THAT the recommendations of the Mayor, as contained in his letter of March 10, 1977, be approved.

- CARRIED UNANIMOUSLY

3. Urbanart '77 - Grant Request

Under date of March 10, 1977, Urbanart '77 submitted a letter requesting a grant of \$20,000 towards a project 'designed to create public awareness about downtown form and content and how this relates to people's lifestyles. The project will also deal with citizens' views and participation on building our city of the future.

MOVED by Ald. Brown

THAT this request be referred to the Director of Social Planning for report to the Finance and Administration Committee.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
MARCH 11, 1977

Works & Utility Matters  
(March 11, 1977)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Watermain Installations - 1977 Capital Budget
- Cl. 2: Approval for Sewer Separation in Area Tributary to North Arm Interceptor in Advance of 1977 Sewer Capital Budget Approval
- Cl. 3: Alder Street Overpass - False Creek
- Cl. 4: Tender Awards
- Cl. 5: Display of Canadian Cancer Society Flags

Clauses 1 - 3 inclusive

MOVED by Ald. Gibson

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3, of this report, be approved.

- CARRIED UNANIMOUSLY

Tender Awards  
(Clause 4)

MOVED by Ald. Brown

THAT this clause in the report be received for information

- CARRIED UNANIMOUSLY

Display of Canadian Cancer  
Society Flags.  
(Clause 5)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager contained in this clause be approved and the request from the Canadian Cancer Society for monies to cover the costs of installing and removing the flags, in the amount of \$400, be granted.

- CARRIED BY THE  
REQUIRED MAJORITY.

(Ald. Puil opposed)

Building and Planning Matters  
(March 11, 1977)

Gasoline Retailing  
(Clause 1)

In considering this clause, the Council noted a letter from Imperial Oil Ltd., dated March 10, 1977, commenting on the matter, and a letter dated March 14, 1977, from the Automotive Retailers Association providing additional information, and referring to Provincial legislation on gasoline retailing which is being considered.

MOVED by Ald. Harcourt

THAT this clause be referred to the Transportation Committee for consideration and report.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S & OTHER REPORTS (Cont'd)

Finance Matters  
(March 11, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Metric Conversion Program for the City
- Cl. 2: Grant Request - Vancouver Branch, American Theatre Organ Society
- Cl. 3: Assessment Appeals
- Cl. 4: Provincial Youth Employment Program - PYEP '77

Clauses 1 and 3.

MOVED by Ald. Marzari

THAT the recommendations of the City Manager, as contained in clauses 1 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Grant Request - Vancouver Branch,  
American Theatre Organ Society  
(Clause 2)

MOVED by Ald. Bellamy

THAT, on the basis of the Theatre Manager's report, a grant of \$8,500 be approved to the American Theatre Organ Society, Vancouver Branch, and that this amount be turned over to the City Architect to proceed with and complete the work on the organ hoist, with \$500 being paid to the Society for the purchase of parts.

- CARRIED BY THE  
REQUIRED MAJORITY

(Ald. Puil opposed)

Provincial Youth Employment  
Program - PYEP '77  
(Clause 4)

MOVED by Ald. Kennedy

THAT the City participate in PYEP '77 and, therefore, recommendations 'c' and 'd' of the City Engineer, as contained in this clause, be approved;

FURTHER THAT the Finance and Administration Committee establish the maximum City's costs.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters  
(March 11, 1977)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Rental Review - Woodward's Overpass - Cordova Street
- Cl. 2: Coffee Shop Lease Extension Public Safety Building, 312 Main Street
- Cl. 3: Sale of Lot N/S Broadway between St. Catherines and Windsor Streets
- Cl. 4: Acquisition of 2780 S.E. Marine Drive
- Cl. 5: Sale of Lot S/S First Avenue between Cypress and Burrard Streets
- Cl. 6: Burrard Street Widening - 1807 Burrard Street
- Cl. 7: Demolition - 3225 Point Grey Road

Rental Review - Woodward's Overpass -  
Cordova Street (Clause 1)

Alderman Rankin queried whether the proposed rental reflects the current market value for retail space in this area. The Supervisor of Properties gave the rationale behind the proposed rental rate for this air space.

MOVED by Ald. Rankin,

THAT the Supervisor of Properties enter into negotiations with Woodward's Stores Limited for a rental rate for the Cordova Street overpass equal to 75% of the normal land lease rate for this area of the City.

- LOST

(Aldermen Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Kennedy,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Bellamy, Harcourt, Marzari and Rankin opposed)

Clauses 2, 3, 4, 5, 6 and 7

MOVED by Ald. Gibson,

THAT the recommendations of the City Manager contained in Clauses 2, 3, 4, 5 and 6 be approved and Clause 7 be received for information.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee  
on Community Services,  
March 3, 1977

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Proposal re Income Tax Returns
- Cl. 2: Staffing of Cordova Lodge
- Cl. 3: Meeting with Deputy Attorney-General re Juvenile Detention Facilities

Clauses 1 and 2

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

cont'd....



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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee  
on Community Services,  
March 3, 1977 (cont'd)

Meeting with Deputy Attorney-General  
re Juvenile Detention Facilities  
(Clause 3)

MOVED by Ald. Rankin,

THAT the Director of Social Planning, in conjunction with the Deputy Attorney-General, the Deputy Minister of Human Resources and the Vancouver Resources Board, report to the Community Services Committee on a youth services proposal.

- CARRIED UNANIMOUSLY

II. Report of Joint Meeting of Standing  
Committee on Transportation and the  
Board of Parks and Recreation,  
March 7, 1977

Stanley Park Roadway Widening  
Proposal (Clause 1)

Alderman Kennedy advised that the Park Board has requested an opportunity to meet with Council to discuss this matter.

MOVED by Ald. Harcourt,

THAT consideration of the Committee's recommendation be deferred pending an early meeting of Council with the Park Board.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee  
on Planning and Development,  
March 10, 1977

Liveaboard Marina, Proposed Alder Parking,  
Former Sigurdson Building - Area 6, False  
Creek (Clause 1)

MOVED by Ald. Harcourt,

THAT recommendations A to G of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

IV. Report of Alderman Marzari, Chairman,  
Special Committee re Equal Employment  
Opportunities, March 14, 1977

Proposal for Survey of Racial  
Minorities (Clause 1)

MOVED by Ald. Marzari,

THAT Council approve the proposal of the Equal Employment Opportunities Committee for a racial minority survey including the method to be used to gather this information.

(Amended)

MOVED by Ald. Ford in amendment,

"subject to the employee number not being  
used".

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Alderman Marzari, Chairman,  
Special Committee re Equal Employment  
Opportunities, March 14, 1977 (cont'd)

Proposal for Survey of Racial  
Minorities (Clause 1) (cont'd)

The motion as amended and reading as follows was put and  
CARRIED:

"THAT Council approve the proposal of the Equal Employment  
Opportunities Committee for a racial minority survey  
including the method to be used to gather this information,  
subject to the employee number not being used."

(Alderman Kennedy and the Mayor opposed)

(Underlining indicates  
amendment)

MOVED by Ald. Gerard,

THAT the City employees' "Employment Health Record" be  
reviewed by the appropriate staff to delete all questions  
which are not germane to all employees.

(Referred)

MOVED by Ald. Harcourt,

THAT the above motion of Alderman Gerard be referred to  
the Standing Committee on Finance and Administration for  
consideration and report back.

- CARRIED UNANIMOUSLY

(The Mayor directed the City Manager to submit the  
required report to the Finance Committee.)

\*\*(Report of Alderman Marzari is on file  
in the City Clerk's Office.)

RECOGNITION - Mr. L.E. Ryan

At this point in the proceedings, Council recognized Mr.  
Lorne E. Ryan, City Manager, who is retiring from the City's  
service on April 30, 1977.

Mr. Ryan, who was present in Council Chamber with Mrs. Ryan,  
was presented with a gold watch.

MOVED by Ald. Rankin,

THAT WHEREAS the City Manager, Lorne E. Ryan, joined the  
staff of the City of Vancouver's Electrical Department on  
January 2, 1946;

AND WHEREAS he advanced within the Department to the  
position of City Electrician in 1951, and occupied this  
position until 1965;

AND WHEREAS on February 1, 1965, he was appointed as  
Commissioner, Board of Administration;

THEREFORE BE IT RESOLVED THAT the Council of the City of  
Vancouver be and is hereby recorded as extending to

LORNE E. RYAN

sincere and grateful appreciation for his loyal and most  
efficient services to the City of Vancouver for 31 years.

- CARRIED UNANIMOUSLY

Following response by Mr. Ryan, Council recessed at  
approximately 3:55 p.m., and following an 'In Camera' meeting  
in the Mayor's Office, reconvened in open session in the  
Council Chamber at approximately 4:30 p.m., everyone present  
with the exception of Alderman Gibson (ill).

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# DELEGATIONS

## Development of Area 2, False Creek (North Side) - Marathon Development

Council on February 22, 1977, deferred consideration of a Manager's report dated February 18, 1977, for a report reference on Marathon Realty's development plans for the north side of False Creek. Also before Council for consideration was a Manager's report dated March 10, 1977, on Area 2 False Creek - Marathon Development.

The following City staff gave a report reference on the various aspects of the Marathon Development as it affects their departments:

Mr. D. Hickley, Assistant Director - Central Area  
Mr. Eric West, representing the City Engineer  
Mr. E.D. Sutcliffe, False Creek Project Manager  
Mr. C. Fleming, Director of Legal Services  
Mr. R. Spaxman, Director of Planning.

Particular reference was made by staff members to the income mix within the proposed development, public recreation areas and sale price of land for social housing.

Mr. D. Murray, Assistant General Manager Development, B.C. Division, Marathon Realty, addressed Council and filed a brief outlining the history of the project, phasing of development, Marathon's role in the development and non-market housing within the development.

Mr. John R. McLernon, Marathon Realty, also addressed Council with particular reference to the non-market housing.

MOVED by Ald. Ford,

THAT the Mayor, the Chairman of the Planning and Development Committee, City Manager and the Director of Planning meet with Marathon Realty to discuss the proposed development of Area 2 False Creek with particular reference to the following:

- (a) assigned cost per dwelling unit
- (b) definition of "reasonable" price
- (c) social mix
- (d) public recreation areas.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Rankin in amendment,

THAT the words "the Standing Committee on Planning and Development" be inserted in place of "the Mayor, the Chairman of the Planning and Development Committee, City Manager and the Director of Planning."

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Kennedy  
and the Mayor opposed)

The amendment having lost, the motion by Alderman Ford was put and CARRIED.

(During discussion of the above matter, Alderman Puil left the meeting.)

Regular Council, March 15, 1977 . . . . . 12

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,  
SECONDED by Ald. Harcourt,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4299,  
BEING THE VEHICLES FOR HIRE  
BY-LAW (Abolition of)

MOVED by Ald. Gerard,  
SECONDED by Ald. Ford,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gerard,  
SECONDED by Ald. Ford,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (Area East of Skeena Street  
North of East 5th Avenue)

MOVED by Ald. Kennedy,  
SECONDED by Ald. Bellamy,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,  
SECONDED by Ald. Bellamy,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 3575  
AND OTHER SUNDRY ZONING BY-LAWS  
(Community Residential Facilities)

MOVED by Ald. Rankin,  
SECONDED by Ald. Marzari,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

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BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575  
AND OTHER SUNDRY ZONING BY-LAWS  
(Community Residential Facilities)  
(cont'd)

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There being no amendments, it was

MOVED by Ald. Rankin,  
SECONDED by Ald. Bellamy,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (RS-1A One-Family Dwelling  
District Schedule)

MOVED by Ald. Rankin,  
SECONDED by Ald. Harcourt,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,  
SECONDED by Ald. Harcourt,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW NO. 3334,  
BEING THE SUBDIVISION CONTROL  
BY-LAW

MOVED by Ald. Harcourt,  
SECONDED by Ald. Kennedy,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Kennedy,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

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BY-LAWS (cont'd)

6. BY-LAW TO CREATE A COMMISSION TO BE KNOWN AS THE VANCOUVER CITY PLANNING COMMISSION, TO PRESCRIBE THE PERSONNEL THEREOF AND THE POWERS AND DUTIES OF THE SAME

MOVED by Ald. Harcourt,  
SECONDED by Ald. Rankin,

THAT consideration of this By-law be deferred to the next meeting of Council to permit Mr. G. Massey, Chairman of the Vancouver City Planning Commission, an opportunity to address Council.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for Road Purposes (West 7' of Lot 20 except Right-of-Way of Vancouver and Lulu Island Railway Company, 16187-C, Block 268, D.L. 526)

MOVED by Ald. Bellamy,  
SECONDED by Ald. Rankin,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

West 7 feet of Lot 20 except the Right-of-Way of the Vancouver and Lulu Island Railway Company described in 16187-C, Block 268, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated December 30, 1976, and marginally numbered LF 8031, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

- B. Allocation of Land for Road Purposes (West 7' of Lot 1, Block 268, D.L. 526)

MOVED by Ald. Bellamy,  
SECONDED by Ald. Rankin,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

West 7 feet of Lot 1, Block 268, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated December 30, 1976, and marginally numbered LF 8032, a print of which is heretunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

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NOTICE OF MOTION

The following Notices of Motion submitted by Alderman Harcourt were recognized by the Chair:

1. Mayor's Salary

MOVED by Ald. Harcourt,

THAT the salary of the Mayor be increased by six percent, retroactive to January 1, 1977.

(Notice)

2. Aldermen's Salaries

MOVED by Ald. Harcourt,

THAT the salaries of the Aldermen be increased by six percent, retroactive to January 1, 1977.

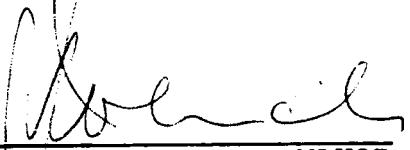
(Notice)

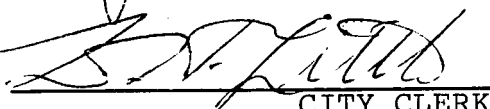
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The Council adjourned at approximately 6:15 p.m.

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The foregoing are Minutes of the Regular Council Meeting of March 15, 1977, adopted on March 29, 1977.

  
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MAYOR

  
\_\_\_\_\_  
CITY CLERK

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Watermain Installations - 1977 Capital Budget

The City Engineer reports as follows:

"The following installations are required to replace leaking steel mains:

PROJECT 704		
Street	From	To
27th Avenue	Dunbar Street	Dunkirk Street
29th Avenue	Dunbar Street	Collingwood Street
29th Avenue	Blenheim Street	MacKenzie Street
Estimated Cost: \$94,000		

PROJECT 705		
Highbury Street	29th Avenue	31st Avenue
33rd Avenue	Camosun Street	Highbury Street
Estimated Cost: \$93,000		

PROJECT 706		
Blenheim Street	31st Avenue	38th Avenue
38th Avenue	Collingwood Street	Blenheim Street
Estimated Cost: \$108,000		

Approval for the following projects is requested in advance of the 1977 Waterworks Capital Program Budget approval.

Projects 704, 705 & 706 are part of our 1977 'Watermain Construction & Replacement' program under reference numbers 10-01-04, 10-01-05 and 10-01-06.

I RECOMMEND that construction on Projects 704, 705 and 706 (ref. nos. 10-01-04, -05, and -06 respectively) be approved in advance of the 1977 Waterworks Capital Budget."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Approval for Sewer Separation in Area Tributary to North Arm Interceptor in Advance of 1977 Sewer Capital Budget Approval

The City Engineer reports as follows:

"The 1977 Sewers Capital Budget has not yet been presented to Council for approval. However, in order to carry on with important pollution control work and maintain continuity in our sewer construction program, it is necessary to obtain approval for Item 3-03-01 of the 1977 Sewers Capital Budget, 'Sewer Separation in Area Tributary to North Arm Interceptor' in advance of approval of the 1977 Capital Budget.

Sewer separation work is required because the tidal influence from the Fraser River on the existing combined sewer systems in the area precludes other means of collecting sanitary sewage for disposal at the Iona treatment plant. This work must therefore be carried out in order to prevent the discharge of raw sanitary sewage directly into the Fraser River.

This particular project forms a specific part of the 1976-80 Capital Program for sewers as approved by Council on September 16, 1975. It also represents an extension of sewer separation work already carried out in the area along the Fraser River for pollution control reasons as part of the 1971-75 Capital Program for sewers.

The total estimated cost of this project is \$800,000.

I RECOMMEND that \$800,000 be appropriated for this project in advance of 1977 Sewers Capital Budget approval."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.



Manager's Report, March 11, 1977 . . . . . (WORKS: A1 - 2)

### 3. Alder Street Overpass - False Creek

The City Engineer reports as follows:

"The contract to construct the overpass north of Sixth Ave. between Birch and Alder Streets was awarded to A. R. Grimwood Limited by Council at its meeting of September 21, 1976. Work is now in progress.

The original design was done before any development proposals were known for the land at the north end of the bridge (Phase II of Area 6). The design called for retaining walls on the north side of the railroad tracks to keep the fill material in the approach ramps from spilling onto the railroad right-of-way.

At the time of tendering, the Development Consultant requested that portions of the retaining walls be deleted from the contract with Grimwood because some of them interfered with the development plans of Phase II and there was the opportunity of a substantial cost-saving if the walls of a proposed underground parking garage were incorporated into the bridge retaining walls.

The False Creek Development Consultant has recommended, in a report to be dealt with by the Planning and Development Committee on March 10, 1977, that the proposed parking garage not be built. Accordingly, the retaining wall will have to be constructed as originally planned, with input from the Phase II design now in progress.

The cost for this portion of the work is estimated to be \$130,000 of which the City's share is about \$19,500 (15%) with the remainder coming from the railway grade crossing fund. The Grimwood contract was for \$514,060, which was 12.3% lower than the next low bid and was based on 1976 prices. They have agreed to do this additional work for their unit prices bid plus 12%. This is considered to be a reasonable increase as the price of concrete and reinforcing steel increased substantially on January 1, 1977 and other cost increases that will affect this work will come into force prior to completion. Further, even with the increase, Grimwood's prices will still be lower than the next low bid for tendering that took place in August, 1976.

It is unlikely that tendering this work would produce lower unit prices, and tendering would delay the structural work, the paving, the lighting and the landscaping. This delay could in itself result in increases.

There are adequate funds appropriated in account 316/2646 and the representative of the Canadian Transport Commission indicates that this contract extension would be acceptable to them.

Therefore, I RECOMMEND that:

Construction of the retaining wall north west of the Birch-Alder Overpass be awarded to A. R. Grimwood Ltd. as an extra to Contract 763.

Unit prices for this portion of the work to be increased by 12% over those bid by Grimwood in August 1976.

The City Engineer be authorized to sign requisite documents on behalf of the City."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

#### INFORMATION:

### 4. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

3 Factory Built Sewage Pumping Stations  
Two-way mobile radio equipment for City Works Dept. & Boards  
Two-way radio equipment for Police Dept.  
Policemen's and Firemen's Shirts

Manager's Report, March 11, 1977 . . . . . (WORKS: A1 - 3)

Clause 4 Cont'd

Carpet for Q.E. Theatre & Playhouse  
 Oxfords & Boots - Policemen & Firemen  
 Supply & Delivery of Copper Water Tube  
 Supply & Delivery of 4", 6", 8" & 12" Ductile Iron  
 Pipe (Special Joints)  
 Laser Unit for Surveying Sewer Pipe Construction

The City Manager submits the foregoing report of the Purchasing Agent for the INFORMATION of Council.

RECOMMENDATION AND CONSIDERATION:

5. Display of Canadian Cancer Society Flags

The City Engineer reports as follows:

"A letter has been received from the Canadian Cancer Society pointing out that the month of April has been proclaimed Cancer month in Canada and requesting permission to fly Canadian Cancer Society Flags on the City's six flag islands during that month. The Society also requests that the City pay the costs of installing and removing the flags.

City staff can do the work, and the estimated cost is \$400.

I RECOMMEND that permission be given to install flags on the six flag islands, during the month of April 1977, and

I submit for Council's CONSIDERATION the request from the Canadian Cancer Society for a grant from the City to cover the costs of installing and removing the flags (estimate \$400)."

The City Manager RECOMMENDS approval of recommendation and submits the request for a grant for Council's CONSIDERATION.

(NOTE: Requires eight affirmative votes.)

FOR COUNCIL ACTION SEE PAGE(S) 411

BUILDING & PLANNING MATTERS

CONSIDERATION

1. Gasoline Retailing

The Director of Planning reports as follows:

"The purpose of this report is to inform Council of trends in the gasoline retailing situation since enactment in June 1975 of the Licensing Bylaw No. 4450 to regulate the number of self-service gasoline stations in the City. It also suggests a procedure to deal with what many consider to be an undesirable change in the distribution of stations.

Current Regulation

Bylaw No. 4450 regulates the number of self-service stations by establishing a list of approved locations. New self-service stations may be established only by Council amendment of this list. The transfer of self-service status from one location to another also requires Council approval. When enacting Bylaw No. 4450, Council also established a policy guideline that the number of self-service stations affiliated with any one oil company shall not exceed 15% of total stations carrying that company brand as of April 8th, 1975. The base number of stations was established at a specific date so that oil companies would not be forced to keep open marginal full-service stations in order to maintain the 15% self-service ratio. That is, reduction in the total number of stations after April 8th, 1975 would have no effect on the number of self-serves permitted.

It is important to note that the 15% limitation is only a policy guideline. It is not part of the bylaw and, therefore, has no legal standing. Council need only consider that percentage limitation along with other concerns when deciding on whether or not to amend the list of approved self-service stations.

Trends Since 1975

The gasoline retailing situation over the period April 1975 to March 1977 is detailed in the table on the next page. The table illustrates that as a percent of the 1975 base there has been little change in the self-service situation since we last reported in April of 1976. All companies, except three, have maintained a constant percentage. The three exceptions are: (1) Merit Oil, which has increased its self-serve proportion several fold, though it is still relatively insubstantial in terms of its total market share; (2) Imperial Oil, which has averaged out its proportion of self-serves subsequent to its merger with Home Oil; and (3) Texaco, which has slightly reduced its proportion of self-serves through closures. The various changes among the three companies balance out, so that the percentage of self-serves for all companies remains constant from 1976 at 23% of the 1975 base, 5% more than existed when the bylaw was enacted.

However, as a percentage of total stations existing in 1977, the self-serve situation looks somewhat different. Comparing 1977 to 1975, we note that Imperial Oil, for example, has moved from 12% of its total existing stations in the self-serve category to 37%. Similarly, Texaco has moved from 33% to 41%, Gulf from 10% to 23%, and Shell from 26% to 37%. The reason for these marked changes is, of course, the closure of a substantial number of pre-existing full-service stations, some 72 in all over the two year period. Unfortunately, we do not know what proportion of these closures is due to a shift to self-service retailing and what proportion is due to other economic and marketing conditions. We do know that a substantial proportion of the Imperial closures is apparently the result of its merger with Home Oil, which created a number of redundant stations.

Manager's Report, March 11, 1977 . . . . . (BUILDING: A-4 - 2)

Clause #1 continued:

RETAIL GASOLINE STATIONS  
CITY OF VANCOUVER  
APRIL 1975-MARCH 1977<sup>1</sup>

	APRIL 8, 1975			APRIL 1976		MARCH 1977				
	Total	Self Serve	%	Self- Serve	%	Total	Change Since 1975	Self- Serve	% of 1977 Total	% of 1975 Total
Standard Oil	70	17	24%	17	24%	62	- 8	17	27%	24%
Merit Oil	3	1	33%	1	33%	5	+ 1	4	80%	133%
Shell Oil	46	12	26%	15	33%	40	- 4	15	37%	33%
Mohawk Oil	7	1	14%	2	29%	7	0	2	28%	29%
Gulf Oil	57	6	10%	9	16%	38	-19	9	23%	16%
Pacific Petroleum	9	1	11%	1	11%	8	- 1	1	12%	11%
Husky (formerly Union)	6	0	-	0	-	6	0	0	-	-
Woodwards	2	0	-	0	-	2	0	0	-	-
Imperial Oil (Esso) <sup>2</sup>	40	5	12%	11	27%	32	-34	12	37%	18%
(Home) <sup>2</sup>	22	1	4%	1	4%					
Texaco	39	13	33%	15	38%	29	-10	12	41%	30%
Turbo	3	0	-	0	-	0	0	0	-	-
Pay'N'Save	5	0	-	0	-	7	+ 2	0	-	-
Econo (subsidiary of Imperial Oil)	6	2	33%	2	33%	7	+ 1	2	28%	33%
	315	58	18%	74	23%	243	-72	74	30%	23%

<sup>1</sup> based on information supplied by individual oil companies

<sup>2</sup> merged with Imperial during 1976

The Problem and Towards a Solution

Many members of the community are quite concerned about the present gasoline retailing situation for at least three reasons: (1) the apparent reduction in competition (self-service stations tend to be generally owned and operated by major oil companies, while full-service facilities are more likely to be operated by independent retailers); (2) the potential reduction in the level of automobile maintenance resulting from the reduced availability of full-service facilities and the consequent lessened frequency of regular service checks; (3) the possible loss of jobs for service station employees. The independent service station operators, as represented by the Automotive Retailers Association, are, of course, especially worried as their livelihood appears to be threatened by what they perceive to be short-term price competition from company-operated self-serves.

Cont'd . . .

Manager's Report, March 11, 1977 . . . . . (BUILDING: A-4 - 3)

Clause #1 continued:

If Council wishes to do something about the present situation, there are a number of legislative options open. Council may wish to, for example, reduce the list of approved self-service stations, adopt a floating base for the calculation of percentages rather than a fixed base year, or outlaw self-service facilities altogether either through the Licensing Bylaw or the Zoning Bylaw. Several other options are discussed in the Planning Department report, 'Self-Serve Gasoline Retailing in the City of Vancouver,' February 1975 (on file in the City Clerk's office).

All these legislative options, however, involve considerable costs: to the oil companies in the maintenance of marginal full-service stations or in capital loss due to de-licensing of present self-serve facilities; to the independent operators, who are still likely to face heavy competition from self-serves outside the City; and to gasoline consumers who seem to prefer the choice and potential savings provided by the availability of a self-serve option.

The Director of Planning believes the complex trade-offs of costs and benefits in this matter to be beyond the capability of simple municipal legislation to control adequately. He further believes that a voluntary solution to the perceived problems would be administratively and philosophically preferable to heavy-handed regulation. Unfortunately, additional legislation may be necessary if the present worrisome situation is not demonstrably improved.

Noting the possibility of much harsher legislation he, therefore, RECOMMENDS that Council appoint a sub-committee of its members, charged with the responsibility of meeting with representatives of the oil industry, the Automotive Retailers Association, and consumers' organizations. The four groups would then jointly report back in three months' time on the feasibility of a voluntary strategy for preserving competition and an adequate level of service in gasoline retailing within the City of Vancouver."

The City Manager submits the report of the Director of Planning for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 411

A-7

Manager's Report, March 11, 1977 . . . . . (FINANCE: A-7 - 1)

## FINANCE MATTERS

### RECOMMENDATION

#### 1. Metric Conversion Program for the City

The City Engineer reports as follows:

"In 1970 the Federal Government made a commitment for everyone in Canada to convert from British units to metric or Système International (S.I.) units.

Some areas affecting the City are scheduled for conversion in 1977 and 1978. Attached is a partial list of target dates of conversion relevant to the City. The three areas which will be of greatest concern in 1977 are: conversion of map standards, conversion of speed and distance signs, and conversion of legal property descriptions. Some preliminary planning and budgeting for these items have been done but very little progress has been made towards making the conversions.

A Federal conference was recently held in Toronto to discuss the situation of the municipalities and provinces in the conversion process. Most commercial and industrial fields of activity have been actively planning for conversion under one or more committees representing sectors of the economy, and arranged by the Federal Government to aid organizations to convert. The concerns of municipalities and public works in general have been left to each province to coordinate; this Federal conference was the first attempt to coordinate municipal concerns.

I attended the conference and found that Vancouver is not pursuing metrication as aggressively as other areas in Canada. To expedite planning, training and budgeting for metric conversion I have been appointed the Metric Coordinator for the City by the City Manager. In this role the Engineering Department will liaise with Federal and Provincial departments and coordinate the metric conversion activities through a Metric Conversion Committee consisting of senior representatives of all civic departments.

Members of this committee will develop conversion plans for their civic departments, develop conversion budgets, and schedule training and educational seminars where necessary. It is anticipated that metric conversion may provide an opportunity to improve some outdated methods and procedures where they may occur. Rather than go through a translation process, converting everything from its current state to the direct metric equivalent, it may be possible to eliminate redundant standards and records while converting to the metric system. Within the Engineering Department, and possibly other departments, the approach will be to have staff do a critical evaluation of their information needs and recommend possible improvements when the change of measurement standards takes place. When the plans for conversion have been developed by each department, a comprehensive plan and budget for conversion for all departments will be prepared and reported to Council. If necessary, a partial plan and budget may have to be prepared for 1978.

It is apparent from our preliminary experience with metrication that existing staff require considerable time to plan, prepare and convert to metric conventions. To minimize the interference with regular staff operations, it is proposed to create a new temporary position to assist staff in preparing for metric conversion.

Five basic functions would be associated with this position: development of a metric training program, location and dissemination of metric information to all departments, liaison with Federal, Provincial and other municipal metric conversion organizations, development of methods for organizing conversion and analyzing operations in each branch of the City, and determination of the need for a public relations program for metrication in the City.

Special staff training in the use of metric terms may be required particularly in technical areas where familiarity with a great diversity of units is required. Location and dissemination of all information on metrication for all departments will require continual discussions with the several industrial committees and liaison with various Provincial and Federal committees. It is expected that information on problems and solutions experienced by other municipalities will also assist Vancouver in converting.

Manager's Report, March 11, 1977 . . . . . (FINANCE: A-7 - 2)

Clause #1 continued:

Development of a simple, general approach to organizing for conversion is required at the Division and Branch level. If the potential benefits of metrication are to be realized, a program of systematic critical evaluation of all Branch activities involving measurements and measurement records will have to be developed for use by regular operating branch staff. It may also be important to consider the impact of municipal metric conversion on the citizen using municipal services so potential public relations problems will have to be identified. Because of the analytic content of most of these activities, it is expected that the position should be at approximately a Civil Engineer I level, subject to classification by the Director of Personnel Services.

I estimate that this additional position will be required for approximately four years.

Estimated costs for salary, fringe benefits and office furniture for this position are:

	<u>1977</u>	<u>Subsequent Years</u>
Civil Engineer I (subject to Personnel classification)		
9 months in 1977 @ \$1,546	\$13,914	\$18,552
Fringe Benefits @ 12%	1,700	2,200
Office Furniture (desk, chairs, table, calculator)	<u>950</u>	<u>-</u>
	\$16,564	\$20,752

The Comptroller of Budgets and Research advises that these costs can be included in the 1977 Revenue Budget if Council approves this report.

I RECOMMEND that one additional C.E. I position be created in the Engineering Department to assist me in co-ordinating the conversion to metric, with the classification subject to approval by the Director of Personnel Services."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

CONSIDERATION

2. Grant Request - Vancouver Branch,  
American Theatre Organ Society

The Manager of the Queen Elizabeth Theatre reports as follows:

"The following letter has been received from the Vancouver branch of the American Theatre Organ Society:

'The Wurlitzer Organ in the Orpheum is a very fine instrument. Our Society members are willing to restore it to top playing condition and to maintain it as our contribution to the Orpheum and to the City of Vancouver, all at no charge.

In return, we agree that we will have permission for our members to practise on the organ at times suitable to the management, paying a nominal fee per hour. These fees will be accumulated in a fund from which will be disbursed monies to pay for upkeep parts. Our services will be at no charge.

We are told that the cost of renewing the hoist and reconditioning the organ will be \$11,500, of which \$500.00 is needed for organ parts.'

Cont'd . . .

Manager's Report, March 11, 1977 . . . . . (FINANCE: A-7 - 3)

Clause #2 continued:

We request a grant of \$11,500 to complete this work. When the organ is ready in June of this year, we will rent the Orpheum and put on a series of organ concerts, the proceeds of which will be returned to reimburse the City for the grant.

Signed "Ken Hodgson"  
American Theatre Organ Society, Vancouver Branch

The Civic Theatres Board had applied to the Provincial Secretary for a grant of \$3,000 towards this project, and such a grant has now been received. Consequently, the request of the Society for a grant from the City can now be reduced to \$8,500.

If Council approves such a grant, it is recommended that it be turned over to the City Architect to proceed and complete the work on the organ hoist with \$500.00 going to the American Organ Society for the purchase of parts.

I also propose that proceeds from the sale of souvenir programs on the opening day of the Orpheum will be used to provide seed money for the promotion and production of the fund-raising organ concerts, under the direction of the Theatre Manager and Mr. Hugh Pickett of Famous Artists Ltd. Proceeds from the concerts would be returned to the general revenues of the City, up to the \$8,500 grant.

The nominal fee for practice time should be reviewed on an annual basis.

The impetus for saving the Orpheum came from many sources, including organ enthusiasts. Council determined that the organ be saved, but set aside no money for its restoration. The offer of the American Organ Society amounts to many man-months of skilled volunteer labour."

The City Manager submits the grant request for Council's CONSIDERATION.

RECOMMENDATION

3. Assessment Appeals

The Director of Legal Services submits the following report:

For the past several years there has been a difference of opinion as to whether or not certain stevedoring companies are "occupiers" of Crown land as that term is used in the Assessment Act. For the year 1977 it is my opinion that Empire Stevedoring is the "occupier" of Vanterm Docks, and that Casco Terminals is the "occupier" of Centennial and Ballantyne Piers. Unfortunately this opinion is not shared by the Supreme Court of British Columbia, but in view of the very large amount of money involved, and the continuing nature of this problem, we intend to bring the matter at least to the British Columbia Court of Appeal.

Naturally the 1977 Court of Revision was not prepared to decide the issue contrary to the outstanding decision of the Supreme Court and, accordingly ruled that these two companies were not occupiers of Crown property. In the event that we are success-



Manager's Report, March 11, 1977 . . . . . (FINANCE: A-7 - 4)

Clause #3 continued:

ful in the Court of Appeal it is imperative that we keep the 1977 assessments alive. Accordingly, I would recommend that Council instruct me to appeal the 1977 Court of Revision decision respecting the question of whether or not Empire Stevedoring Co. Ltd. and Casco Terminals Limited are the occupiers of Vanterm Docks and Centennial and Ballantyne Piers, which are all owned by the National Harbours Board.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

CONSIDERATION AND RECOMMENDATION

4. Provincial Youth Employment Program - PYEP '77

The City Engineer reports as follows:

"The Provincial Department of Labour has announced its Provincial Youth Employment Program for 1977 (PYEP '77).

Last year the program was oriented towards high school and university students only. This year 50% of the job opportunities are to be made available for high school students; the balance are to be for unemployed youth between the ages of 15 and 24 with special consideration being given to the disadvantaged. In 1976 the City hired approximately 50 students under the Provincial Government program.

PYEP '77 - SUMMARY

(a) High School students are to be hired for July and August.

(b) Unemployed youth are to be hired from May to August inclusive.

(c) The Province will pay -

....\$22.50 per student per working day.

....4% holiday pay on the total gross salaries reimbursed.

(d) The City must pay -

....any salary or wage in excess of the Provincial subsidy, i.e. Union rate differential.

....fringe benefits (8% approximately)

....4% holiday pay on the difference between the Union wage rate and the Provincial subsidy.

....all other costs (material, equipment rental, etc.).

The students would be employees of the City (or Park Board or Library) and the established salaries and wage rates will apply. The Province will not consider any application which is not approved by the appropriate Union.

The City will be required to pay any difference between the Provincial subsidy and the established Union rate. Typical examples are as follows:

	<u>Monthly Wage (1976)</u> <u>Incl. Fringe</u>	<u>Provincial</u> <u>Subsidy</u>	<u>City</u> <u>Cost</u>	
Clerk Typist I	\$730	\$515	\$215	29%
Clerk III	\$1060	\$515	\$545	51%

Cont'd . . .

Manager's Report, March 11, 1977 . . . . . (FINANCE: A-7 - 5)

Clause #4 continued:

Director of Finance's Comments:

The following information is reported to City Council regarding the City's involvement (City's share of costs) in Federal and Provincial Employment projects since 1975.

	<u>1975</u>	<u>1976</u>	<u>1977</u>
1974/1975 L.I.P.	\$165,030	-	-
1975/1976 L.I.P.	21,217	\$193,125	
1976/1977 L.I.P.		32,000	\$221,630
1975 S.W.I.M. Project	54,091		
1976 Student Summer Program		40,363	
Phase I Canada Works & Young Canada Works			<u>200,000</u> (1)
	\$240,338	\$265,488	\$421,630

(1) Approved by Council as maximum amount of City share on January 25, 1977.

City Council while considering this report is reminded that:

- 1) The City is faced with limited Capital funds due to the defeat of the majority of the Five Year Plan and Council is faced with hard decisions on priorities for the 1977 Supplementary Capital program.
- 2) Any funds approved for this program will have to be added to the 1977 Revenue Budget.
- 3) The subsidy provided by this Provincial Program (PYEP '77) is approximately 75% that contributed by the Federal Young Canada Works Program.

Timing and Procedure

Information on PYEP '77 has been distributed to all Departments and they are preparing proposals.

If Council favours participation in PYEP '77, it is recommended that the Standing Committee on Finance and Administration be authorized to review the Departments' proposals for report back to Council on March 29.

It is suggested that Council may, for the guidance of the Committee, establish a maximum City's cost.

CONSIDERATION AND RECOMMENDATION

The City Engineer submits the following items for Council's CONSIDERATION:

- a. The question of whether the City will participate in PYEP '77.
- b. If the City is to participate, the setting of a maximum City's cost.

The City Engineer RECOMMENDS that:

- c. If the City is to participate, the Standing Committee on Finance and Administration be authorized to review the proposals for report back to Council and to establish priorities among the projects.
- d. The City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required."

The City Manager directs Council's attentions to considerations (1), (2) and (3) in the comments of the Director of Finance.

When Council approved the participation in the Canada Works and Young Canada Works programs, Council was informed that better subsidies were available for these programs than for PYEP. It is

Cont'd . . .

Manager's Report, March 11, 1977 . . . . . (FINANCE: A-7 - 6)

Clause #4 continued:

my understanding that the relatively large budget approved for Canada Works was on the assumption that Council would not participate in PYEP.

In view of the \$421,630 already committed in the 1977 Budget for this year's L.I.P. and Canada Works programs, the City Manager RECOMMENDS that the City not participate in the PYEP '77.

If, however, Council does decide to participate, the City Manager submits item (b) for CONSIDERATION and RECOMMENDS that items (c) and (d) in the City Engineer's report be approved.

FOR COUNCIL ACTION SEE PAGE(S) 412

**A-9**

MANAGER'S REPORT, MARCH 11, 1977 . . . . . (PROPERTIES:A-9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Rental Review - Woodward's Overpass Cordova Street

The Supervisor of Properties reports as follows:

"City Council on January 12, 1970, authorized the City Engineer and Director of Legal Services to enter into a satisfactory lease agreement with Woodward's Stores Limited for the space occupied by its structure over Cordova Street.

The rental was set at \$1.00 per square foot for the area occupied and the rental to be reviewed at the start of each succeeding five (5) year period.

On completion of the structure the lease was drawn in accordance with Council's instructions and the effective date was set at January 1, 1972.

Negotiations have been in progress with Woodward's Stores Ltd. since October 1976 in an effort to arrive at a mutually satisfactory rental.

Woodward's representatives have now agreed to accept a rental increase from the present \$9,461.00 per annum to \$22,990.00 per annum. The Lessee pays an amount in lieu of improvement taxes in addition to the basic rent.

This increase is considered to be satisfactory for the airspace occupied and reflects market rental value in this area.

It is recommended that the Supervisor of Properties be authorized to increase the rental of the subject area to \$22,990.00. All other conditions of the lease to remain the same."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Coffee Shop Lease Extension  
Public Safety Building, 312 Main Street

The Supervisor of Properties and Director of Legal Services report as follows:

"On February 8, 1977, Council directed that this lease be renewed for a period of one year "plus a one year option to renew by mutual agreement". Since the instruction was to have the option to renew by mutual agreement, there is no certainty to the Lessee that he will secure the renewal. Accordingly, the Lessee does not wish to carry out \$3,400 worth of renovations without the certainty of a two-year lease. In light of this development, the Police Department is now prepared to have the lease be for a definite two-year term.

It is now recommended that the new lease be for a definite two-year term."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties and the Director of Legal Services be approved.

Cont'd.....

MANAGER'S REPORT, MARCH 11, 1977 . . . . . (PROPERTIES:A-9 - 2)

3. Sale of Lot situated North side of Broadway between  
St. Catherines & Windsor Streets

The Supervisor of Properties reports as follows:

"The following offer to purchase by the abutting owner has been received by the Supervisor of Properties as a result of the City's call for tenders advertized under the authority of the Property Endowment Fund Board. The proposal is to consolidate the following lot and the abutting lot 17, except the east 9 feet which is 24' x 122' and develop some form of multiple low-cost accommodation.

The offer & proposal is considered favourable & is hereby recommended for acceptance.

Lot 18, Block 116, D.L. 264A, Plan 899 & 1771 - Zoned RM3-A

Name	Approx. Size	Sale Price	Terms
Goodrich Realty Corp.	33' x 122'	\$36,200.00	City terms @ 11%

Conditions

- 1. Subject to consolidation with adjoining Lot 17.
- 2. Subject to bulkhead agreement as site is above lane level."

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

4. Acquisition of 2780 S.E. Marine Drive

The Supervisor of Properties reports as follows:

"Reference is made to Item 4, Property Matters, February 20, 1976 confirmed by City Council on February 24, 1976, approving the acquisition of the property legally described as Block 66 W½, D.L.'s 258 and 329 and known as 2780 S.E. Marine Drive.

This property is improved with an old delapidated dwelling part of which was occupied by an employee of the previous owner. The property was purchased for land value alone and as the dwelling which is vacant has been vandalized and is a hazard in its present condition it is proposed to demolish said dwelling and clear the site.

It is recommended that the Supervisor of Properties be authorized to arrange for the demolition and clearing of the site chargeable to Code #5927/9820 (Property Endowment Fund Acquisition). "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

MANAGER'S REPORT, MARCH 11, 1977 . . . . . (PROPERTIES:A-9 - 3)

5. Sale of Lot Situated South Side of First Avenue  
between Cypress and Burrard Streets

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertized under the authority of the Property Endowment Fund Board. The offer is considered favourable and is hereby recommended for acceptance.

Lot C, Block 217, D.L. 526, Plan 16572 - Zoned C3-A

<u>Name</u>	<u>Approx. Size</u>	<u>Sale Price</u>	<u>Terms</u>
Mrs. Annette Kehler	86' x 117'	\$240,000.00	City Terms @ 11%

Lot is improved with a cement block building of approximately 400 square feet, balance of lot is blacktopped. Site is currently rented on month to month basis @ \$350.00 per month plus taxes.

Conditions

1. Sale is subject to existing tenancy.
2. Sale is subject to Restrictive Covenant which prohibits the sale of gasoline or other petroleum products."

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

6. Burrard Street Widening - 1807 Burrard Street

The Supervisor of Properties reports as follows:

"Reference is made to Item 2, Property Matters, January 14, 1977 confirmed by City Council January 18, 1977, authorizing the Supervisor of Properties to continue negotiations with the owner of the above property for a portion of his property which is required for Burrard Street widening. A portion of Lot 20, Block 227, D.L. 526, Plan 590 as shown on plan of subdivision marginally numbered LE 4494 is required for road purposes.

Lot 20 and abutting Lots 17, 18 and 19, which are under one ownership, are improved with a single-storey, non-basement, reinforced concrete and concrete block office and warehouse building, constructed in 1951. Some additions and renovations have been made since the original date of construction and generally the building is in good condition.

The portion of the property required for road widening is irregular in shape measuring 14' at one end and 17.89'± at the other end with a length of 120'. This will necessitate the removal of a portion of building measuring 7'± at one end and 11.08'± at the other end, with a length of 120', the construction of a new wall including front entrance steps and feature walls to blend with the existing building and interior alteration work involving the relocation and redesigning of fourteen private offices, most of the general office and the reception area. In order to do this work it will be necessary to temporarily relocate a staff of 35 employees at an alternate building for a period of six months.

Cont'd.....

MANAGER'S REPORT, MARCH 11, 1977 . . . . . (PROPERTIES:A-9 - 4)

Clause #6 continued

Following further negotiations with the owner he has agreed to sign the subdivision plans conveying the aforementioned widening strip to the City on the following basis:

1. City to pay cash compensation in full settlement of all claims respecting the loss of land, part of building, disruption, etc. \$275,000.00

Less:

Amount paid to Mr. Dion Hamer, Architect, for professional services rendered to date in regard to necessary alterations and renovations to the building (Architect fees-City's Share)	\$ 12,878.50
	\$262,121.50

2. On receipt of payment of the said amount of \$262,121.50, the owner also undertakes to assume responsibility and all the costs for alterations, renovations, etc. in connection with restoring the building at the new property line.
3. Owner to provide vacant possession of the widening strip on or before May 31, 1977.

It is noted that new cladding will be placed on the existing wall on 2nd Avenue to blend in with the new wall on Burrard

Street. This means that there will be an encroachment of approximately three inches on 2nd Avenue. As part of the overall settlement it is proposed that the City grant an encroachment agreement for the life of the building at no cost to the owner to validate this encroachment. The City Engineer concurs in this proposal.

It is recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes as shown on plan marginally numbered LE 4494 on the foregoing basis, chargeable to Code #146/5921 (Burrard Street Widening Acquisition Fund). "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

MANAGER'S REPORT, MARCH 11, 1977 . . . . . (PROPERTIES:A-9 - 5)

INFORMATION

7. Demolition - 3225 Point Grey Road

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>
3225 Pt. Grey Rd.	Pt. Grey Road Development Scheme	Phillip J. Blackall

<u>City to Pay</u>	<u>Code No.</u>
\$2,220.00	4189/

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 413



B

MANAGER'S REPORT

March 10, 1977

TO: Vancouver City Council

SUBJECT: Area 2, False Creek - Marathon Development

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"At the request of the City Manager, this report covering all aspects of Marathon's development in Area 2, False Creek, is submitted for information. The report has 8 sections, ranging from rezoning of the False Creek in 1974 to the current development permit application. Appendix A is a summary of the contents of each section. Each section will be verbally presented by City Staff and Marathon representatives."

Section	Subject	Documents attached	Verbal Report by:	
1.	Introduction Rezoning from Industrial to Comprehensive Development District	Zoning Amendment By-law	Ray Spaxman	
2.	Basin-wide Policies & Guidelines	False Creek Official Development Plan By-law	Don Hickley	8 mins.
3.	Development Plan for Area 2 4 neighbourhoods	Area Development Plan for Area 2 By-law	Don Hickley	
4.	Coopers Court Neighbourhood -stage 1 residential development	Marathon's publicity brochure	Don Murray	3 mins.
5.	Agreement between City and Marathon	Letters by Mayor Arthur Phillips & Mr. John McLernon of Marathon	Don Hickley Charles Fleming Stan Townsend Don Murray	8 mins. 8 mins. 8 mins. 8 mins.
6.	Formal Master Agreement	Legal document (not attached verbal report)		
7.	Outstanding issues to be resolved before develop- ment permit for stage 1 is issued	Development Permit Board minutes		
8.	Outstanding Issue- Social/Income Mix	Letter from Mr. Gordon Campbell of Marathon	Don Hickley Don Murray Doug Sutcliffe	4 mins. 4 mins. 4 mins.

The City Manager submits the foregoing report for the INFORMATION of the City Council.

FOR COUNCIL ACTION SEE PAGE(S) 4/6

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

I

MARCH 3, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 3, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
 Alderman Bellamy  
 Alderman Ford

ABSENT: Alderman Gerard  
 Alderman Marzari

ALSO PRESENT: Mayor Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Proposal re Income Tax Returns

The Committee had before it for consideration a letter dated February 9, 1977 from the Downtown Eastside Residents' Association which proposed that a non-profit agency be established which could not only fill out income tax returns for the public but also provide loans against the income tax return.

A representative of D.E.R.A. advised the Committee similar organizations are operating successfully in Winnipeg and Edmonton utilizing volunteer workers and one or two paid staff employees.

In the Prairie City operations, financing is provided by a credit union and experience has shown there is minimal financial loss incurred in such operations.

The D.E.R.A. spokesman suggested the City Social Planning Department should investigate the feasibility of such operation being established in Vancouver.

Mr. Martin Draper, a branch manager for The Royal Bank, advised the Committee he has looked into this type of income tax loan operation and, in response to a question from the Committee, indicated the Royal Bank may be interested in providing loans for such an operation but that it could not provide funding for salaries for any employees of an income loan operation. During discussion, the Chairman pointed out the Consumer Action League presently offers free assistance with income tax returns for senior citizens and low income people, and it was suggested this organization should be contacted regarding the possibility of a tax loan operation.

Following discussion, it was

RECOMMENDED

THAT the City Manager discuss with the Downtown Eastside Residents' Association, Mr. Martin Draper of The Royal Bank, and consumer groups the feasibility of establishing a non-profit income tax loan operation similar to those operating in Edmonton and Winnipeg, and report back to the Community Services Committee within three months.

Continued . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 March 3, 1977 . . . . . (I-2)

## 2. Staffing of Cordova Lodge

The Community Services Committee, on January 27, 1977, passed the following recommendation:

"THAT the City Manager report to the Community Services Committee at the end of February 1977 on the staffing of Cordova Lodge and at the end of April on the tenancy at Cordova Lodge."

The Committee had before it for consideration a Manager's Report dated March 1, 1977 (copy circulated) in which the Director of Personnel Services advised that 16 of the 19 staff positions at Cordova Lodge have been filled, leaving three vacancies as of March 1, 1977.

Representatives of the Personnel Department appeared before the Committee on this matter and the Committee concluded the department has substantially fulfilled its obligation to fully staff Cordova Lodge.

Following discussion, it was

### RECOMMENDED

THAT the City Manager's report dated March 1, 1977 be received.

## 3. Meeting with Deputy Attorney-General re Juvenile Detention Facilities

The City's Family Court Committee appeared before the Community Services Committee on three occasions in 1976 to outline a number of concerns over the condition and operation of the juvenile detention home at 2625 Yale Street. The Committee consequently resolved to seek a meeting with the Attorney-General.

Appearing before the Committee this date for the Attorney-General were Deputy Attorney-General David Vickers, and Commissioner of Corrections, Dr. John Ekstedt.

Also appearing were Mr. Anthony Mears and members of the Family Court Committee to speak to a brief dated February 23, 1977 (copy circulated) which summarized their concerns.

Mr. Mears told those present that the condition and operation of the family and juvenile courts at 2625 Yale Street is chaotic and appears to be getting worse.

Mr. Mears reviewed the Family Court Committee brief, pointing out that it is impossible to acquire the services of Probation Officers at night when they are most needed, that family and juvenile court prosecutors should be assigned for at least one year to family and juvenile court work, that the two holding cells at the juvenile court are completely inadequate, have no ventilation, and that often juveniles have to be handcuffed in the hallway.

Other members of the Family Court Committee reported that two weeks ago there were 13 juveniles handcuffed in the hallway, that it is difficult to view prisoners in the holding cells, and that there are no toilet facilities for prisoners.

Continued . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 March 3, 1977 . . . . . (I-3)

Clause No. 3 Continued

The Family Court Committee also reported that the handling of juveniles sometimes appears to be inappropriate, citing an example of two 16-year old juveniles with convictions for armed robbery who were given 35 cents each, released and told to return to their home city of Edmonton. These youths should have been escorted to Edmonton, the Family Court Committee said.

Members of the Community Services Committee advised the Attorney-General's delegation that they share the concerns of the Family Court Committee and indicated conditions at the family and juvenile court have been inadequate for many years. Members of the Committee urged that probation staff be assigned to work nights and that prosecutors be assigned for one or two year terms in the family and juvenile court, and that such prosecutors should be paid at least as much as a police constable.

The Attorney-General's representatives were told the family and juvenile court building should be replaced with a new facility.

The Deputy Attorney-General admitted the condition of the building is poor, a new structure is required, and that a new building is high on his department's priority list for capital projects. It was also indicated there are some plans for improving the holding facilities but no date was given as to when this might take place. He pointed out that in the past 2½ years, probation staff has been increased just over 60% and that he would investigate whether probation officers could be assigned to night duty.

The Deputy Attorney-General asked whether the City would lend its support to a proposal to locate additional family and juvenile court facilities in the Provincial Government's block 71 project now under construction in downtown Vancouver.

The Director of Social Planning suggested that the City should work in co-operation with the Provincial Attorney-General's Department on juvenile delinquency problems in general and formulate a new approach to juvenile delinquency.

The Mayor reminded the Committee that there had been a special committee investigating the various problems of youth in the City and suggested the Director of Social Planning prepare a report for the Community Services Committee on the work of that committee.

Following discussion, it was

RECOMMENDED

THAT the City Manager review the work of the City's special committee on youth and report to the Community Services Committee.

The meeting adjourned at approximately 2:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 413d414

SPECIAL JOINT MEETING

STANDING COMMITTEE OF COUNCIL ON TRANSPORTATION  
AND  
BOARD OF PARKS AND RECREATION

March 7, 1977

A Special Joint Meeting of the Standing Committee of Council on Transportation and Board of Parks and Recreation was held on Monday, March 7, 1977, at approximately 3:35 p.m. in the No. 3 Committee Room, Third Floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman  
Alderman D. Bellamy  
Alderman M. Ford  
Alderman M. Harcourt

Commissioner I. Bain  
Commissioner R.T. DuMoulin  
Commissioner M.A. Fowler  
Commissioner R.G. Fraser  
Commissioner A.J. Livingstone

ABSENT: Alderman H. Rankin  
Commissioner E.M. Atkinson  
Commissioner G. Wainborn

COMMITTEE  
CLERK: J. Thomas

RECOMMENDATION:

Stanley Park Roadway Widening Proposal

City Council at its meeting on February 22, 1977, when considering a report of the Standing Committee on Transportation dated February 17, 1977, dealing with a proposal to widen the Stanley Park Causeway resolved:

"That prior to the joint Council/Park Board public meeting the Standing Committee on Transportation and appropriate City officials meet with the Park Board to discuss the original proposal and alternative options for provision of an emergency access strip in the Stanley Park roadway widening proposal."

The Chairman made reference to a communication dated March 4, 1977, (circulated) from Vancouver City Planning Commission requesting the joint meeting also consider the following resolution approved by the Commission at its meeting on March 2, 1977:

"That in view of the concern felt that the park entrance and access has been subverted to the demands of North Shore traffic, the Vancouver City Planning Commission recommends that in conjunction with any further park encroachments a separate and well defined entrance which reflects the importance and nature of the park should be provided."

The Chairman pointed out the joint meeting had been convened for a specific purpose and its terms of reference had been clearly defined by Council; therefore he had no option but to rule against consideration of the Planning Commission's request at this time. In any event, the design of the entrance to Stanley Park was an integral part of a Master Study on the Harbour Park site presently being prepared by Planning, Engineering and Finance staff.

The proposal to widen the Causeway, contained in a Manager's Report dated January 18, 1977, was considered by City Council on January 25, 1977, at which time it was resolved Council and Park Board jointly sponsor a Public Meeting to provide an opportunity for citizen input on the proposal. Subsequently, Park Board indicated its opposition to a fourth traffic lane in a communication to Council dated February 9, 1977, stating the Board was not prepared to accept the proposal as presented. The aforementioned documentation is on file in the City Clerk's Office.

Cont'd . . .

Special Joint Meeting  
 Standing Committee of Council on Transportation  
 and Board of Parks and Recreation  
 March 7, 1977 . . . . . 2

Stanley Park Roadway  
Widening Proposal (Cont'd)

Present for the discussion were representatives of the Provincial Ministry of Highways and Public Works, Planning Commission, B.C. Hydro Transportation Division and officials of Park Board and City Engineering and Planning Departments.

Mr. E.E. Readshaw, Director of Design and Surveys, Ministry of Highways, reviewed the original proposal for widening the Causeway to four lanes and with the aid of charts demonstrated four possible options, namely:

- four lanes, full shoulders both sides involving the removal of 60-71 trees;
- four lanes, one full shoulder on the east side, one discontinuous shoulder on west side, involving 20 trees;
- four lanes, discontinuous shoulders both sides;
- three lanes, full shoulders both sides.

Mr. P. Tattersfield, landscape consultant to the Ministry of Highways and Public Works, discussed ecological aspects of the proposal and suggested option 2 would involve the destruction of the least number of trees.

The City Engineer assessed the implications of the proposal and options and advised he felt the four-lane concept offering an exclusive bus lane and adequate access for emergency vehicles was still the best proposal. Mr. Curtis presented statistics on vehicular use of the Causeway which revealed 100,000 persons used the corridor per day, 80,000 by automobiles and 20,000 by public transit. The City was currently engaged in a program involving the widening of Georgia Street from Burrard to the entrance to Stanley Park for an exclusive transit lane. The extension of this lane through the Park to Lions Gate Bridge would result in travel time savings between the North Shore - Downtown of from four to seven minutes.

Assistant Director of Planning, Mr. D. Hickley, emphasized the Planning Department's concern that binding decisions should not be made until long range implications and public opinion had been assessed. Changing shopping patterns on the North Shore and the effect on commuter traffic should also be considered. The three North Shore municipalities, the Squamish Indian Band and Ministry of Highways had recently appointed consultants for a North Shore Transportation Study. Information derived from the Study would be useful in the present Causeway debate. Mr. Hickley also questioned the Provincial Government representatives about plans for the restructuring of the Lions Gate Bridge deck and asked if the closing of the bridge for a period of time would be involved.

Mr. Readshaw responded that the restructuring of the Lions Gate Bridge deck and problems relating to the continuation of traffic flow were being studied. A report had been prepared but it had not yet been released and no decisions had been made at this time.

Mr. V. Sharman, Transportation Division, B.C. Hydro, supported the introduction of an exclusive transit lane.

During the ensuing discussion the Park Board Commissioners referred to their mandate to protect park lands from encroachment and, questioning the City Engineer's statistics on traffic volume on the Causeway, advised they would have to be convinced a fourth lane was justified before endorsing the proposal. Other points discussed included:

- a saving of 4-7 minutes in transit times was of questionable value in justifying an exclusive transit lane;

Cont'd . . .

Special Joint Meeting  
Standing Committee of Council on Transportation  
and Board of Parks and Recreation  
March 7, 1977 . . . . . 3

Stanley Park Roadway  
Widening Proposal (Cont'd)

- a saving of up to 7 minutes in bus travel time might not be sufficient reason for North Shore commuters to leave their cars at home and use public transit;
- impact of the new harbour ferry system could not be accurately assessed at this time;
- transit time savings could be cancelled out by delays incurred at the south end of the bridge by the merging of three lanes into two.

It was suggested members of Park Board continue discussions with City officials after the meeting particularly on the matter of statistics.

It was

RECOMMENDED,

THAT the joint Council/Park Board Public Information Meeting be held at the Queen Elizabeth Playhouse on a date to be arranged by the City Manager and Chairman of Park Board.

The meeting adjourned at approximately 5:05 p.m.

\* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 414

REPORT TO COUNCIL

III

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

MARCH 10, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 10, 1977 at approximately 1.35 P.M.

PRESENT : Alderman Harcourt, Chairman  
Alderman Brown  
Alderman Gibson  
Alderman Kennedy  
Alderman Puil

CLERK TO THE  
COMMITTEE : M.L. Cross

RECOMMENDATION

1. Liveaboard Marina, Proposed Alder Parking,  
Former Sigurdson Building - Area 6, False Creek

The Committee considered a report of the City Manager dated February 21, 1977 (copy circulated) in which the Development Consultant reports on the various aspects of the above three projects in Area 6, False Creek, interrelated because of parking.

The Liveaboard Marina in Phase 1 (located on a Provincial Government water lot subleased by the City to the Greater Vancouver Floating Home Co-operative, situated roughly at the foot of Spruce Street) was approved by Council in 1974 for 88 boats as part of the Official Development Plan for False Creek. "Liveaboard" was to mean boats which are regularly operated at sea.

Mr. Rob Fenton, of the Greater Vancouver Floating Home Co-operative, indicated that they have been unable to attract sufficient people willing to deposit \$5,000 into the project in order that the condition for start of construction can be satisfied.

Interest has been expressed for floating homes to be allowed.

In order to start construction, it is proposed to amend the requirements for the Floating Home Co-operative to allow:

40 liveaboards (10 could be floating homes)

60 recreational boaters

This would increase the number of boats from 88 to 100 and would improve the economics. As more liveaboards are found, and if parking and servicing arrangements can be made, satisfactory to the Development Permit Board, recreational boaters could be replaced with liveaboards. The total number of boats would eventually be 88.

Cont'd.....



Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 March 10, 1977

(III) - 2

Clause #1 continued

The False Creek Interim Residents' Council supports the concept of a mix of liveaboards and recreational boats.

The floating homes, limited to 10 in number, would require an amendment to the Official Development Plan, following a Public Hearing, and if approved, details such as location, appearance, design etc. would have to be to the satisfaction of the Development Permit Board.

In the report the Director of Planning noted that it would be inappropriate to proceed any further with the Floating Home option without more knowledge about public acceptance and without appropriate design and other standards for their construction. Hence it is proposed that this option be considered after the L.I.P. funded study on "Houseboats on the Waterfront" is completed and considered by Council in August, 1977.

In answer to a question re financing the start of construction, Mr. Fenton stated that 20 members of the Co-operative have put up \$5,000 as will the other liveaboards/floating homes. The recreational boat moorage will be open to the general public on a yearly lease, paid in advance. B.C. Central Credit Union have indicated they will put up the capital. The recreational boat berths would be administered by the Floating Home Co-operative.

-----  
 In the report the Development Consultant states that the front end budget for Phase 2, Area 6 included \$325,000 for underground parking for 30-60 residents and/or visitors the amount to be recovered through ground rents. At the same time, the possibility of the City adding a further \$600,000 to build a 3-storey 225 car parking garage was outlined. Spaces would be rented to Cedarhurst Properties and the Floating Home Co-operative. Economy in construction would be realized through the joint use of a retaining wall already being constructed for the Alder overpass. The Director of Finance and Development Consultant were requested to report back.

The Director of Finance indicates that construction and operation of such a facility would only be feasible if major users would be prepared to prepay the capital cost of the stalls they would rent. Cedarhurst Properties are unwilling to do this and intend to build their own structure on land leased from the City.

A structure for 30-60 stalls for visitors in a small structure at this location will be recommended at a later date, utilizing the \$325,000 front end costs already allocated.

-----  
 Cedarhurst Properties wish to lease 0.54 acres of City land to the north and east of their building and part or all of the Birch Street end (see plan attached to Manager's Report dated February 21, 1977 - copy circulated). The Director of Planning would not like to see the City committed to lease conditions prior to the Development Permit procedure. The application, when received, should be processed concurrent to terms and conditions of a lease to Cedarhurst Properties being worked out to the satisfaction of the Director of Finance, Director of Planning, Director of Legal Services, City Engineer and to adjoining property owners. This would be reported to Council.

Cont'd.....

Report to Council  
Standing Committee of Council  
on Planning and Development  
March 10, 1977

(III) - 3

Clause #1 continued

RECOMMENDED

- (A) THAT the water lot use for the Greater Vancouver Floating Home Co-operative be amended to provide for up to 100 berths, 40 of which would be for live-aboards and the balance for recreational boaters, both operations to be financed and managed by the Greater Vancouver Floating Home Co-operative.
- (B) THAT the above amendment to the design for the Greater Vancouver Floating Home Co-operative be subject to the approval of the Development Permit Board and the Ministry of Transport with respect to the Navigable Waters Protection Act.
- (C) THAT the Development Consultant and the Director of Finance be authorized to discuss the change in use from 88 liveaboards to 40 liveaboards and 60 recreational boats, and the water lot lease rate, with the Provincial Government for report back to Council with any amendments required or agreed to by the Province.
- (D) THAT the Director of Legal Services be requested to draw up the form of lease for the water lot between the City and the Provincial Government and the sub-lease between the City and the Floating Home Co-operative in accordance with the terms and conditions previously approved by Council in September, 1976 with the rate and any other amendments to be subject to a further report to Council.
- (E) THAT no further action be taken by Council at this time on the proposed Alder parking structure, other than to note that the \$325,000 included in the front end expense budget for Phase 2 will probably be used for a small parking garage at this location for visitors to Area 6 and will be subject to a further report to Council.
- (F) THAT the Development Permit Application for Cedarhurst Properties be processed concurrently with an investigation of their request to lease Lot 21, False Creek Plan 16003 and the 13,728 sq. ft. of the street end of Birch Street for a 60 year term, subject to terms and conditions being worked out satisfactory to the Director of Finance, City Engineer, Director of Planning, Director of Legal Services, and to adjoining property owners, for that part only of the lease pertaining to access to adjacent properties, all for a report back to Council.
- (G) THAT the Director of Planning be instructed to prepare a report for Council on the appropriateness of permitting up to 10 floating homes in the liveaboard marina Phase 1, Area 6, False Creek, after the L.I.P. funded study on "Houseboats on the Waterfront" has been reported to Council in August, 1977.

FOR COUNCIL ACTION SEE PAGE(S) 414